

**Miami-Dade County Department of Regulatory and Economic Resources Staff
Report to the Board of County Commissioners**

PH: Z16-197

April 21, 2022

Item No. B

Recommendation Summary	
Commission District	6
Applicants	WRC Properties, Et Al.
Summary of Requests	<p>The applicants seek to modify a previously approved Development Order (DO) for the Development of Regional Impact (DRI) to allow for a simultaneous decrease and addition of new uses for the DRI development program, and to extend the build-out date of the project.</p> <p>In addition, the applicants also seek to rezone a 62-acre parcel within the DRI property from IU-2 to BU-2.</p>
Location	Lying south of Miami International Airport and SR 836, on both sides of NW 57 Avenue and north of NW 7 Street, Miami-Dade County, Florida.
Property Size	388 +/- acres
Existing Zoning	IU-2, Heavy Industrial Manufacturing District
Existing Land Use	Vacant, warehouse, offices, hotels and retail uses
2030-2040 CDMP Land Use Designation	Office Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the requested land use categories on the LUP map and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	<p>Section 33-303.1(E)(2) Developmental Impact Committee</p> <p>Section 33-311(A)(7) Generalized Modification Standards</p> <p>Section 33-311(A)(9) Recommendation of Development of Regional Impact</p> <p>Section 33-311, District Boundary Change,</p> <p>(see attached Zoning Recommendation Addendum)</p>
Recommendation	<u>Approval with Conditions of Requests #1 & #2, and Approval of Request</u>

On November 15, 2017, this application was heard by Community Zoning Appeals Board (CZAB) #8, who recommended approval with conditions. On January 25, 2018, the application was deferred from the Board of County Commissioners (BCC) due to a lack of quorum. Subsequently, the item was deferred from the February 22, 2018 meeting date of the BCC at the request of the attorney representing an opponent to the application. The March 22, 2018, meeting date of the BCC was subsequently cancelled and the item was automatically deferred to the next meeting date, April 26, 2018. At the request of the applicants, the item was again deferred to the May 31, 2018, meeting to allow additional meetings with the opponents to the application. At the aforementioned May 31, 2018 meeting, the applicants requested an additional deferral to the July 19, 2018, meeting to finalize the agreement with the opponents to the application. On June 19, 2018, the applicant submitted a request to defer the item with leave to amend from the July 19, 2018 meeting, to the September 27, 2018, meeting date of the Board which the board granted the request for deferral with leave to amend. The item was again deferred from

the September 27, 2018 meeting at the applicant's request. In December 2021, the applicants submitted a revised letter of intent, which removed the request to delete the 10 acres of the DRI program and proposed a development consisting of 4,266,500 square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft., a combined total of 1,400 hotel rooms, and 800 residential dwelling units subject to an equivalent development matrix. increased the number of hotel rooms proposed and removed the request to delete 10± acres of the DRI property. The applicants also submitted an updated Trip Generation matrix. The application was then readvertised in accordance with the applicants amended requests.

DEVELOPMENT OF REGIONAL IMPACT REQUESTS:

- (1) MODIFICATION of Condition #29 of Resolution Z-32-90, last modified by Resolution Z-24-98, both passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "29. Limit the development of those land uses authorized by Miami-Dade County for the 388.54 acres of IU-2 land, which includes approximately 221± acres of lakes and 2.43 acres of preservation area. This mixed-use development consists of 4.43 million square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft. and five hotels with a combined total of 1,400 rooms. Any subsequent site plan approval will require parking with applicable open space, and floor area ratio, all in accordance with applicable Miami-Dade County Ordinances as may be amended at the public hearing.

TO: "29. Limit the development of those land uses authorized by Miami-Dade County for the 388.54 acres of IU-2 land, which includes approximately 221± acres of lakes and 2.43 acres of preservation area. This mixed-use development consists of 4,266,500 square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft., a combined total of 1,400 hotel rooms, and 800 residential dwelling units, or equivalent combination of said uses as set forth in the equivalency matrix. Any subsequent site plan approval will require parking with applicable open space, and floor area ratio, all in accordance with applicable Miami-Dade County Ordinances as may be amended at the public hearing.

The uses shall be located on the parcels as shown on the DRI Master Development Plan, "Map H," dated February 2022.

- (2) MODIFICATION of Condition #47 of Resolution Z-32-90, as last modified by Resolution Z-7-12, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "47. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the build out period (November 2, 2021) sufficient infrastructure capacities will be available to service this Project. All subsequent development orders or permits

pursuant to this Amended Development Order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Resolution No. 861-89 and A.O. 4-85 (concurrency regulation) and to be consistent with local development regulation so long as the Applicant is developing in compliance with the terms and conditions of this Amended Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in 33G-32 (2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable on the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County pursuant to said concurrency regulations. Any modification or changes to this Amended Development Order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time each modification or change occurs."

TO: "47. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami- Dade County, it is hereby found that throughout the build out period (November 17, 2039) sufficient infrastructure capacities will be available to service this Project. All subsequent development orders or permits pursuant to this Amended Development Order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Resolution No. 861-89 and A.O. 4-85 (concurrency regulation) and to be consistent with local development regulation so long as the Applicant is developing in compliance with the terms and conditions of this Amended Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in 33G-32 (2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable on the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County

pursuant to said concurrency regulations. Any modification or changes to this Amended Development Order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time each modification or change occurs.”

The purpose of Requests #1 and #2 is to allow the applicants to modify the previously approved conditions of the development order for the Development of Regional Impact (DRI) on the property to allow for a simultaneous decrease of office uses and increase in residential uses for the DRI development program, and to extend the build-out date of the project.

ZONING REQUEST

REQUESTS FOR PARCEL 1 ONLY

(3) DISTRICT BOUNDARY CHANGE from IU-2 to BU-2.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #Z-32-90, the ±388-acre subject property was approved for a Development of Regional Impact (DRI). Said Development Order allowed the development of 3.7 million square feet of offices, 100,000 sq. ft. of retail uses, restaurants, a 10,000-sq. ft. health club and three (3) hotels with a combined total of 1,200 rooms. Pursuant to Resolution #Z-24-98, the Development Order (D.O.) was amended to, among other things, allow five (5) hotels with a combined total of 1,400 rooms, to reduce the office space, and to extend the build out date of the project. Subsequently, pursuant to Resolution #Z-7-12, the build out date was further extended to November 2021.

The applicants now seek to modify the D.O., to allow for a 164,000-sq. ft. reduction in office space and an increase of 800 residential dwelling units, while maintaining the existing mix of retail, restaurants, and health club uses. The reduction in office and maintenance of the hotel rooms accounts for the continued maintenance of the 388- acre DRI site. With this the applicants are seeking to extend the DRI build out period to November 2039. The applicants have also submitted an updated Trip Generation Matrix based on the 11th Edition of the ITE. The applicants also seek approval of a district boundary change of a portion of the parcel from IU to BU to accommodate the mixed-use development, which could now include residential and/or hotel uses.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-2; warehouse, hotels, retail, and office uses	Office Residential, Water
North	GU; 836 Expressway	Transportation
South	City of Miami; offices, single-family residences, condominium apartments BU-2 & RU-4A: hotels	Office Residential Low-Density Residential, 2.5 -6 dua Water
East	City of Miami; lake	Water
West	GU; 836 Expressway ramp	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is comprised of several tracts of land comprised of a variety of uses, including offices, hotel, retail, and industrial uses, in addition to several vacant parcels along with several lakes. The subject property is located in an area that is developed under the regulations outlined in the D.O. for the Waterford and Blue Lagoon Development of Regional Impact (DRI), which was approved in 1990. The subject property abuts a major east/west expressway, the 836 Expressway, is near a major airport, the Miami International Airport, which is north of the expressway, and is surrounded by similar industrial and commercial uses, as well as residential uses that are located within the City of Miami to the south and to the east.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants additional flexibility in the development of the DRI, which could allow a future development including residential uses, subject to further approvals for development, hotel and office uses in an area made of a mix of industrial and office uses. This will also allow the applicants to provide additional housing in this area as well as accessibility to more commercial uses within the Blue Lagoon area, which is near to both the Miami International Airport, which provides international and interstate, commercial and personal travel facilities, and the 836 Expressway, which provides access to local and interstate major roadways. Based on staff's analysis below, as well as memoranda from the departments that have reviewed the application, staff opines that the simultaneous increase and decrease of uses within the DRI will not result in any traffic impacts, impacts on the environmental resources, or impacts on the emergency services. Further, staff notes that the proposed modifications to allow flexibility in the development program for the DRI, will provide a welcome enhancement to the structuring elements within this metropolitan area, as outlined in **Policy LU-1B** of the Land Use Element interpretative text of the Miami-Dade Comprehensive Development Master Plan (CDMP).

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In 2018 the Florida Legislature has enacted sweeping changes to the State's Development of Regional Impact (DRI) law, Section 380.06 of the Florida Statutes. Among the changes were to eliminate state and regional review of existing DRIs, deletes the substantial deviation criteria for D.O. changes, and transfers the responsibility for amendments to DRI D.O.s to the local government. The CDMP analysis below complies with the amendments to that statute.

The subject property is designated **Office/Residential** on the CDMP Land Use Plan (LUP) map. *Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses.* The CDMP Land Use Element interpretative text for the Office/Residential use also states that *within the Office/Residential Category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.* Said text also states that, *where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site.*

The applicants are seeking to modify the D.O. to allow for a simultaneous decrease and addition of new uses for the Waterford and Blue Lagoon DRI development program, and to extend the build-out date of the project. Further, approval of the application will allow for flexibility in future development within this DRI and allow for the addition of residential uses within mixed use developments. Staff opines that, as proposed, the application satisfies the criteria outlined in **Policy LU-1B** of the Land Use Element interpretative text of the Miami-Dade Comprehensive Development Master Plan (CDMP), which states that *major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility*. Additionally, staff opines that based on the comments of the reviewing departments outlined in staff's analysis below, the proposed development also meets the requirements of **Policy LU-1C** of the aforementioned text, which states that *Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand*. For the reasons to be expanded upon in staff's analysis below, the proposed changes do not constitute a substantial deviation, and therefore, the uses within the DRI program will be **consistent** with the CDMP Land Use Element interpretative text for properties designated Office/Residential on the Land Use Plan map.

Furthermore, the subject property fronts onto one of the Miami-Dade County Strategic Miami Area Rapid Transit (SMART) Plan Corridors, East - West Corridor. Ordinance #19-7 amended the County's Comprehensive Development Master Plan to allow vertical and horizontal mixed-use development along the SMART Plan and other mixed-use or rapid transit corridors. The Land Use Element interpretative text states that *mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal)*. Said text further states that *vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:*

1. *Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or*
2. *Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or*
3. *Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.*

The applicant seeks to rezone the subject property to BU-2. As previously stated, The subject property is within a 1/4 mile of the SMART Plan's East - West Corridor. Accordingly, the CDMP authorizes mixed-use development on this property, as implemented through the County's zoning code, discussed further below. The interpretative text for the Mixed-Use Corridor provides that *the maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.*

<i>Mixed-Use Developments Located Within:</i>	<i>Floor Area Ratio Range</i>	<i>Maximum Residential Density (dwelling units)</i>
<i>Major Corridors</i>	<i>from 1.0 to 1.5</i>	<i>36</i>
<i>Mixed-use Corridors identified in an area plan</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Rapid Transit Activity Corridors</i>		
<i>Within one-quarter mile</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Between one-quarter and one-half mile</i>	<i>Up to 1.5</i>	<i>36</i>
<i>Between one-half and one mile (East-West Corridor)</i>	<i>Up to 1.25</i>	<i>18</i>

The SMART Plan Corridor provisions that were adopted provide that *vertical mixed-use projects within a 1/4 mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the building envelope established by the Floor Area Ratio (FAR) of up to 2.0 and a maximum density of 60 units per acre*

The applicants seek to permit the rezoning of Parcel 1 from IU-2 to BU-2, to accommodate a proposed mixed-use development. The CDMP Land Use Element interpretative text for parcels designated Office Residential permits residential uses except that, *where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher.* Said text also indicates that *business uses ancillary and to serve on-site uses may be integrated in an amount not to exceed 15 percent of the total floor area.* As such, the applicants have proffered a declaration of restrictions, only as it pertains to Parcel 1 of this application, to restrict the uses on the subject property to be in accordance with the Waterford at Blue Lagoon Development of Regional Impact development program and the Land Use Element interpretative text for properties designated Office Residential on the CDMP Land use Plan map.

Therefore, subject to the acceptance of the proffered declarations of restrictions, staff opines that approval of the application would be **consistent** with the CDMP LUP map, the Land Use Element interpretative text for Mixed Use Developments, the text of the Office/Residential land use category, and with the Office/Residential designation for the property.

DEVELOPMENT OF REGIONAL IMPACT REQUESTS:

The applicants are seeking approval to modify condition #29 of the development order, Resolution #Z-32-90, last modified by Resolution #Z-24-98, to allow the simultaneous increase and decrease of new uses in the DRI development program (request #1) and finally, to modify Condition #47 of said development order, Resolution #Z-32-90, last modified by Resolution #Z-7-12, to extend the build-out-date of the project (request #2).

Staff's analysis of the requests to modify conditions of Resolution #Z-32-90, last modified by Resolution #Z-7-12 (the Development Order) (requests #1 and #2), is based on the standards outlined in Section 33-311(A)(7), Generalized Modification Standards.

The Modification standards require the County to determine if the approval of the requested modifications *would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.* Memoranda submitted by the various departments and entities reviewing the application, to include the Water and Sewer Department, Miami-Dade Fire Rescue (MDFRD), Miami-Dade Police Department (MDPD), the Department of Transportation and Public Works, the Department of Solid Waste and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Parks, Recreation and Public Spaces Department and the Miami-Dade Public Schools indicate that approval of the aforementioned requests will not unduly burden the services or facilities provided. Based on said memoranda, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area within the DRI and the surrounding areas, staff opines that approval of the application would be **compatible** with the area concerned.

The applicants have submitted the required documentation describing the proposed changes to the DRI. Documents submitted by the applicant indicate that the proposed change involves a simultaneous increase and decrease of DRI uses. Included in the documentation submitted by the applicants, for incorporation into the development program, is an equivalency matrix, as an exhibit to allow for the flexibility in the development of uses. The documentation submitted by the applicants indicates that while the proposed change seeks to reduce the square footage of office uses within the DRI, it would simultaneously allow for the introduction of 800 residential units as a part of a mixed-use development, decrease the office space from ±4.4 million sq. ft. to ±4.2 million sq. ft., while maintaining the number of hotel rooms at the previously approved 1,400 rooms. The proposed modifications do not significantly change the previously approved development thresholds.

Ancillary to the changes to the development order, is a request to extend the build-out date for the program. The applicant has proffered an updated Trip Generation Comparison Analysis that showed the development program for the original DRI generated a total of 4,997 PM peak hour trips based on the 11th edition of the ITE Trip Generation Manual. Based on this analysis, the amended development program for the DRI also generates a total of 4,997 PM peak hour trips. Therefore, based on the analysis, staff opines that the overall development, as proposed, does not generate any additional PM peak hour trips. Staff of the Department of Transportation and Public Works (DTPW) have reviewed the application and indicated in its memorandum that as proposed, the changes to the development program to the DRI do not generate any additional trips. Said memorandum also indicates that the development is located within the urban infill area.

In considering the DRI amendment to allow 800 dwelling units, staff notes that residential use are permitted on the proposed BU-2 property if developed under the mixed-use zoning standards for

commercial properties that are within the SMART corridor.

Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7), Modification Standards.

ZONING ANALYSIS:

When the request to rezone approximately 62-gross acres (Parcel 1) of the remaining ±388-gross acre DRI parcel from IU-2 to BU-2, Special Business District (request #3), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the request would be **compatible** with the industrial, commercial, and hotel uses in the surrounding area. Additionally, the proposed BU-2 zoning district allows office, commercial, retail and hotel uses, similar to those allowed in the current approved Waterford and Blue Lagoon DRI development program, as well as the possibility of mixed uses. Residential uses being proposed as part of this mixed-use development program may also be approved in the BU-2 district. Parcel 1 is currently comprised of an approximately 49.75 gross acre lake and ±12 gross acres of vacant land. Parcel 1 is located at the southwestern corner of the DRI and abuts an existing BU-2 parcel to the north.

Staff opines that approval of the requested zone change within the proposed mixed-use development will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. As noted previously, the Department of Transportation and Public Works (DTPW) indicated in its memorandum that the approval of the application, inclusive of request #3, to rezone the ±62-gross acre parcel to BU-2, is subject to a traffic analysis being done at the time of site plan approval to determine the need for off-site improvements. Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER), indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal, and flood protection are valid for this initial development order. However, DERM indicates in its memorandum that approval of the application is contingent on meeting the Tree Permitting requirements, as outlined in its memorandum dated March 28, 2022. The Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Aviation Department, and the Transit Division of the DTPW indicate in their memoranda that they do not object to this application.

Staff notes that the Parks, Recreation, and Open Spaces (PROS) Department has indicated in its memorandum that the proposed residential development would generate the need for approximately 4.7 acres of local parks. However, the PROS memorandum indicates that the subject property is located within Park Benefit District 1 (PBD1), which has a surplus of 128.25 acres when measured by the County concurrency level-of-service standard for the unincorporated area of 2.75 acres of local recreation open space for every 1,000 persons. The Miami-Dade Police Department (MDPD) does not object to this application. However, the MDPD indicated in its memorandum that approval of the application could result in a slight increase in the volume of calls for service in this area. Therefore, MDPD recommended that the developers work with police during any future pre- and post-application changes to determine the best possible solutions or security options.

Therefore, staff recommends approval of request #3 for a district boundary change to BU-2, subject to the acceptance of the proffered declaration of restrictions, under Section 33-311, District Boundary Change.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See Above.

OTHER: N/A.

RECOMMENDATION:

Approval of request #3, subject to the acceptance of the proffered declaration of restrictions.

CONDITIONS FOR APPROVAL OF DEVELOPMENT OF REGIONAL IMPACT REQUESTS:

1. That all other conditions of Resolutions Number, Z-32-90, Z-24-98 and Z-7-12, remain in full force and effect except as herein modified.
2. That the uses shall be located on the parcels as shown on the DRI Master Development Plan, "Map H," dated February 2022, incorporated herein by reference.
3. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated March 28, 2022.

CONDITIONS FOR APPROVAL OF ZONING REQUEST: None.

NK:JB:SS:JR:CH



Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

WRC Properties, Et Al
Z16-197

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (DERM), (RER)</i>	<i>No objection*</i>
<i>Department of Transportation and Public Works</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer</i>	<i>No objection</i>
<i>Miami-Dade Aviation Department</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Office/Residential (Pg. I-43)	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Office/Residential. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</p> <p>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would I-44 be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Where SURs or TDRs are transferred to Office/Residential-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing, discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph. Within the Office/Residential category, business uses ancillary and to serve the onsite use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</p>
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ZONING RECOMMENDATION ADDENDUM

WRC Properties, Et Al Z16-197

<p>Mixed Use Development (*SMART Corridor) (Pg. I-44)</p>	<p>Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</p> <p>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</p> <p>1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or</p> <p>2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.</p> <p>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</p> <p>3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</p> <p>The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation. Properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and properties located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.</p>
<p>Policy LU-1B (Page I-2)</p>	<p>Major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.</p>
<p>Policy LU-1C (Page I-2)</p>	<p>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</p>
<p>Policy LU-4A (Page I-8)</p>	<p>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of</p>
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ZONING RECOMMENDATION ADDENDUM

WRC Properties, Et Al Z16-197

	<p>giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
Section 33-311(A)(7) Generalized Modification Standards.	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</p>
Section 33-311(A)(9) Recommendation of DRI	<p>The Board shall hear and make recommendations to the Board of County Commissioners on applications for developments of regional impact and related requests, including requests for modifications thereof and substantial deviation determinations pursuant to F.S. § 380.06(19), as amended, as provided by Section 33-314 except an application for modification or elimination of a condition or restrictive covenant that is not a substantial deviation, or an application to extend a commencement date, build-out date, expiration date, phasing deadline, or applicable mitigation requirements for the maximum period of time declared by state law regardless of any previous extension not to constitute a substantial deviation from development orders for currently valid developments of regional impact development orders, and related applications for zoning actions to accomplish only the requested extension, where such application does not contain a</p>

ZONING RECOMMENDATION ADDENDUM

WRC Properties, Et Al Z16-197

	<p>request for any other action under this chapter requiring a public hearing apart from modifying the DRI development order; it is provided, however, that, pursuant to F.S. § 380.06(19)(c)(2), the foregoing exception from CZAB review shall not apply to development orders for which, before December 1, 2011, the County has notified a developer that has commenced any construction within the phase for which mitigation is required that the County has entered into a contract for construction of a facility with funds to be provided from the development's mitigation funds for that phase as specified in the development order or written agreement with the developer.</p>
<p>33-303.1(E)(2) Developmental Impact Committee</p>	<p>Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:</p> <p>(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:</p> <ol style="list-style-type: none"> 1. Residential developments involving in excess of two hundred fifty (250) dwelling units. 2. Business uses involving in excess of ten (10) acres or one hundred thousand (100,000) square feet of retail floor area, or one thousand (1,000) vehicle off-street parking space capacity. 3. Recreational, cultural, or entertainment facilities involving in excess of one thousand (1,000) vehicle off-street parking space capacity for single performance or twenty(20) acres. 4. Office buildings or office complexes involving in excess of one hundred twenty-five thousand (125,000) square feet of floor space, or one thousand (1,000) vehicle off- street parking space capacity. 5. Industrial, processing or manufacturing activity involving fifty (50) acres, or five hundred (500) vehicle off-street parking space capacity. 6. Hotel and/or motel developments involving in excess of two hundred fifty (250) units. 7. All planned area developments. 8. Mixed-use developments with two (2) or more of the land use types specified in 1. through 6. above where none of the individual land uses in the development meet or exceed the thresholds listed in 1. through 6. above and where the sum of the percentages of the appropriate thresholds listed in 1. through 6. above for each applicable land use in the development is greater than one hundred thirty (130) percent. Where a development addresses more than one (1) threshold within a particular land use type listed in 1. through 6. above, then the threshold in that land use type which generates the highest percentage shall be utilized in the calculation of the total mixed-use percentage for the subject development. <p>(b) Required by the regulations to be taken after public hearing, which zoning action would change in any respect an existing resolution pertaining to an application reviewed by the Developmental Impact Committee, and is presumed to constitute a substantial deviation. All such applications for change shall be presumed to request substantial deviation, unless the requested action neither equals, exceeds, or conflicts with either of the following limitations and standards:</p> <ol style="list-style-type: none"> 1. An increase in the number of dwelling units of twenty (20) percent or one hundred (100) units, whichever is less. 2. An increase in the floor area for nonresidential uses of twenty (20) percent or thirty thousand (30,000) square feet, whichever is less; <p>The foregoing presumption of substantial deviation shall not apply whenever the Director determines that the requested modification would not constitute a potential</p>

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	<p><i>negative impact under the guidelines of Section 33-301.1(D)(1).</i></p> <p><i>The Committee shall recommend to the applicable Board whether, and to the extent to which, the development permitted by the approval of zoning action referred to in (7)(a) and (b) above will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities or public transportation facilities, including roads, streets and highways, which have been constructed or planned and budgeted for construction in the area, and whether the proposed development will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida.</i></p>
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Memorandum



Date: March 28, 2022

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line.

Subject: Z2016000197-2nd Review
WRC Properties, LLC
NW 57th Avenue and State Road 836
Change for Waterford at Blue Lagoon Development of Regional Impact
(388 Acres)
51-53-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

Pursuant to the Code and based on the proposed DRI development program, public water and sewer lines are located within feasible distance. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) maybe required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Applicant is advised that the proposed surface water management system may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

Pursuant to Section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation

The subject site has multiple records of current solid waste contamination issues under DERM tracking numbers SW-1446, SW-1250, SW-1185, SW-1500, and HWR-831. All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Coastal Resources

The subject application must comply with the Code and Miami Dade County's Manatee Protection Plan (MPP). The applicant is advised that authorization via a Class I permit is required prior to the commencement of any work in, on, over or upon tidal waters, coastal wetlands, or work to cut, trim or alter mangrove trees in Miami-Dade County.

The applicant is advised that tidal waters adjacent to the subject properties associated with the subject application have been identified as critical habitat to the West Indian Manatee (*Trichechus manatus*). Manatees have been injured or killed by entrapment in existing culverts and in roadway/culvert construction projects in Miami-Dade County. The MPP requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction. Development projects in the subject parcel should employ turbidity barriers and other means of containment so that materials from the construction site do not enter tidal waters. Containment systems shall be designed to account for tidal and wind influence and shall always float and be designed to prevent entrapment or injury to manatees. Please note that the State of Florida Fish and Wildlife Conservation Commission (FWC) requires that all work proposed in waters known to host manatees comply with FWC's Standard Manatee Protection Conditions for In-Water Work; the DERM recommends strict adherence to said conditions.

An Operating Permit shall be required for all facilities reasonably expected to be a source of pollution to air, ground and water, including liquid waste facilities involving boat mechanical, maintenance, or repair activities. A Marine Facilities Annual Operating Permit (MOP) shall be required for all commercial boat docking facilities, all boat storage facilities contiguous to tidal waters with a total of 10 or more dry storage spaces and for all recreational boat docking facilities with a total of 10 or more boat slips, moorings, davit spaces or vessel tie-up spaces. Please contact the Coastal Resources Section at dermcr@miamidade.gov or (305)372-6575 if you have any questions regarding their permitting procedures and requirements.

In addition, permits from the Army Corps of Engineers (305)526-7181, the Florida Department of Environmental Protection (561)681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is responsible for contacting these agencies.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change for Parcel 1 from IU-2 to BU-2 and modify a previously approved Development Order for the Development of Regional Impact could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for these properties, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change and modification of the DRI shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

The subject property has no one (1) open and two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Open case: United States Postal Service (DERM case no. SW-1185), Folios 30-3051-093-0170 and 30-3051-093-0180:

On February 17, 2000, DERM issued the United States Postal Service a Notice with Immediate Orders to Cease and Desist for unpermitted solid waste disposal and industrial waste discharges to the ground at the referenced property. The Notice also required submission of a Contamination Assessment Plan within thirty (30) days. A Consent Agreement was executed on December 15, 2000, to address the documented violations. The property is currently in cleanup status and current with the submittal of technical reports. DERM continues to monitor this enforcement case. There were no penalties, costs, or liens due or paid related to this enforcement case. For further information related to the site contamination on the subject property, please contact the Environmental Monitoring & Restoration Division via phone at (305)372-6700 and/or email via dermpcd@miamidade.gov for more information.

Additionally, a review records associated with folio No. 30-3131-025-0030 revealed the following information regarding penalties, costs, or liens due or paid related to closed enforcement case No. 1996103009245338, Redland Company, Inc.:

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$200.00 (DERM Case No. 1996103009245338, UCVN No. 163536)

- Unpaid Administrative costs of hearing: \$0.00
- Paid County investigative, enforcement, testing, or monitoring costs: \$0.00
- Paid County Administrative Costs: \$0.00
- Unpaid Liens: \$0.00

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.


cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



DATE: January 19, 2017

TO: Carl Harrison
Zoning Services Plans Processor Analyst
Department of Regulatory and Economic Resources (RER)

FROM: Matthew Vinke, AICP 
Transit Planner II
Planning & Development Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Application No. Z2016000197
DTPW Project No. OSP173
FSC No. 41.04

Project Description

The subject site consists of approximately 388.54 acres of land located south of Miami International Airport and SR 836, on both sides of NW 57th Avenue and north of NW 7th Street in unincorporated Miami-Dade County. The developer is seeking the approval of the following DRI requests:

- 1- A decrease of the subject property by approximately 10 acres to delete that certain parcel of land identified by folio no. 30-3051-051-0080 (the "Sofitel Parcel") from the DRI subject property;
- 2- A modification of Condition No. 29 of Resolution No. Z-32-90 to decrease the subject property acreage to approximately 378 acres and to allow a simultaneous decrease in office uses and addition of new residential uses for the DRI development program and to incorporate an equivalency matrix to allow for an equivalent combination of development programs;
- 3- A modification of Condition No. 47 of Resolution No. Z-7-12 to extend the buildout date to February 29, 2028;
- 4- A modification of the DRI Map H to provide location information for the proposed residential use; and,
- 5- A determination that the proposed change is not a substantial deviation; and,
- 6- A District Boundary Change for Parcel 1 from IU-2, Industrial Heavy Manufacturing District, to BU-2, Special Business District.

Note that a separate zoning hearing application was filed for the Sofitel Parcel. This request to reduce the DRI subject property from approximately 388 acres to 378 acres includes the option to potentially decrease up to 112,500 sf of office use in exchange for up to 800 residential dwelling units to the development program through the incorporation of an equivalency matrix into the DRI development program.

Current Transit Service

The immediate area of the DRI subject property is served by Metrobus Routes 7, 57 and 238 (East-West Connection). These routes circulate and stop on roads within the DRI, and provide a connection to the Miami International Airport Metrorail Station. The table below details the service headways for these Metrobus routes.

Metrobus Route Service Summary
DIC Project No. Z2016000197

Route(s)	Service Headways (in minutes)						Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
7	30	40	60	n/a	40	40	L/F
57	50	60	n/a	n/a	n/a	n/a	L/F
238 (East-West Connection)	40	60	n/a	n/a	n/a	n/a	L/F

*Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
December 2015 Line Up*

Recent Transportation/Transit Improvements

As described in the 2016 Transit Development Plan (TDP), the following service changes were implemented for Metrobus Routes 7 and 238 in 2016.

Route	Improvement/Adjustment
7	Adjust running time between SW 1st Street/SW 1st Avenue to Miami-Dade College to match Route 2 (seven days a week)
238	Eliminate service to cargo city; weekday running time adjustments

DTPW Comments/Recommendations

Route 7 serves the DRI subject property and currently provides bus service with a 30-minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by DTPW for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County.

DTPW along with its transportation partners, continue to develop premium transit corridors in order to provide convenient mass transit services to major employment centers as a part of the recently adopted SMART Plan. It should be noted that the DRI

DIC Application No. Z2016000197
DTPW Project No. OSP173
FSC No. 41.04

subject property is located within the East-West Corridor which is the subject of major transit planning efforts.

DTPW has **no objections** to this DIC application and in general is supportive of including residential uses within employment areas to maximize the use of existing transit services.

c: Monica D. Cejas, P.E., Chief, Planning & System Development
Nilia Cartaya, Principal Planner, Planning & System Development

Memorandum



Date: January 17, 2017

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Alejandro Zizold, PROS Master Plan Manager
Planning & Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2016000197: WRC Properties, LLC, et. al.

Applicant Name: WRC Properties, LLC, et. al.

Project Location: The proposed +/- 388.54 project site is located south of Miami International Airport and SR 836, on both sides of NW 57th Avenue and north of NW 7 Street in unincorporated Miami-Dade County.

Proposed Development: The request is for a public hearing seeking changes to the Waterford at Blue Lagoon [DRI] Development of Regional Impact development program. The applicant is seeking approval to allow decreasing the property under DRI by 10 acres, decreasing office use by 112,500 square feet, adding 800 multifamily units, and extending the buildout date to February 29, 2028.

Impact and Demand: This application proposes a total of 800 multi-family dwelling units which would generate an impact of 4.7 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 1 (PBD1) which has a surplus of 128.25 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

At the time of site plan submittal, the application should include a description of provision of recreational facilities for the project.

County-owned local parks that are within three miles of the subject application are described in attached Table A which lists the name, type and acreage for each park.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact Zafar Ahmed at (305) 755-7997.

MN:za

Cc: John M. Bowers, Parks Planning Section Supervisor

Attachment:

Table A - County Parks (local only) Within a 3 Mile Radius of Application Area.

PARK NAME	ADDRESS	CLASS	ACREAGE	TYPE	PBD	CD
A.D. Barnes Park	3401 SW 72ND AVE	COMMUNITY PARK	60.93	Local	2	6
Banyan Park	SW 30TH ST / SW 87TH AVE	NEIGHBORHOOD PARK	3.09	Local	2	10
Brothers To The Rescue Memorial Park	2420 SW 72ND AVE	SINGLE PURPOSE PARK	6.75	Local	2	6
Coral Estates Park	1405 SW 97TH AVE	COMMUNITY PARK	5.26	Local	2	10
Coral Villas Park	6398 SW 35TH ST	MINI PARK	0.36	Local	2	6
Francisco Human Rights Park	9445 SW 24TH ST	MINI-PARK	2.88	Local	2	10
Glenwood Park	6815 NW 31ST AVE	MINI-PARK	0.57	Local	1	3
Humble Mini Park	7850 SW 39TH TER	MINI-PARK	0.48	Local	2	6
Melrose Park	3050 NW 35TH ST	NEIGHBORHOOD PARK	3.39	Local	1	2
Rocky Creek Park	3305 NW 48TH TER	MINI-PARK	0.26	Local	1	3
Ruben Dario Park	9825 W FLAGLER ST	COMMUNITY PARK	14.97	Local	1	10
San Jacinto Park	4430 SW 15TH TER	MINI-PARK	0.90	Local	2	6
Schenley Park	2750 SW 57TH AVE	NEIGHBORHOOD PARK	1.68	Local	2	6
Sunset Heights Park	960 SW 73RD AVE	MINI-PARK	0.37	Local	2	6
Coral Gables Wayside Park	5710 SW 35TH ST	SPECIAL ACTIVITY PARK	1.34	Area-Wide	2	6
Tropical Park	7900 SW 40TH ST	DISTRICT PARK	283.20	Area-Wide	2	10

Memorandum



Date: January 25, 2017

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (DER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Modeling Section

Subject: Zoning Comments - Waterford at Blue Lagoon DRI
Application Z2016000197 – (Pre-app. No.Z15P-166)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Waterford at Blue Lagoon DRI

Location: The proposed project is to be located on approximately 378 acres, bounded at the east and west sides of NW 57th Avenue (Red Road), between the East-West Expressway (State Road No.836) and the Tamiami Canal, with folios (see attached Exhibit 'A'), in unincorporated Miami-Dade County.

Proposed Development: Includes 4,317,500 S.F. of office, 30,000 S.F. of retail, 500 seats of restaurant, 10,000 S.F. of Health Club, five (5) hotels (1,400 rooms), 800 DU of residential use, and the following DRI requests per Letter of Intent dated November 18, 2016: "1) a decrease of the subject property by 10± acres to delete that certain parcel of land identified by folio no. 30-3051-051-0080 (the "Sofitel Parcel") from the DRI subject property; 2) a modification of Condition No.29 of Resolution No. Z-32-90, as last amended by Z-24-98, to decrease the subject property acreage to 378± acres and to allow a simultaneous decrease and addition of new in uses for the DRI development program and to incorporate an equivalency matrix to allow for an equivalent combination of the development program uses; 3) a modification of Condition No.47 of Resolution No. Z-7-12, to extend the buildout date to February 29, 2028 pursuant to Section 252.363, F.S.; 4) a modification of DRI Map to provide location information for the proposed residential use; and 5) a determination that the proposed change for Parcel 1 from IU-2 to BU-2."

Water: The subject project is located within WASD's service area. The source of water for the project is the Hialeah-Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed development consistent with Policy WS-2 A (1) of the CDMP.

There are existing water mains within the proposed application area. The required water infrastructure needed for the future projects will be determined at the time of development, on a one-to-one basis. Additionally, there are two WASD Agreements, No. 20346 executed on November 16, 2015 and 22757 executed on September 12, 2016 within the project site for the development of 273,000 sq.ft. and 160,000 sq.ft. of Office space respectively.

A Water Supply Certification (WSC) from WASD will be required for all future development. Agreement No. 20346 was issued a WSC on October 1, 2015 and Agreement No. 22757 was issued a WSC on February 3, 2016. All future Certification will be issued at the time the applicant request connection to the water system. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. Furthermore, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows from the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

There are existing sanitary sewer mains within the proposed application area. The required sewer infrastructure needed for the future projects will be determined at the time of development, on a one-to-one basis.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement. In addition, easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

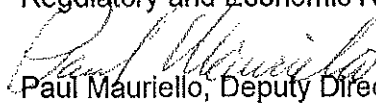
Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: February 3, 2017

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: WRC Properties, LLC (#16_197)

The Department of Solid Waste Management (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The DSWM has no objections to the proposed application.**

Application: *WRC Properties, LLC* is requesting a District Boundary Change from IU-2 (Industrial Districts, heavy manufacturing) to BU-2 (Special Business District) for Parcel 1 of the Waterford at Blue Lagoon Development of Regional Impact. A Special Exception would also be requested subsequently, which would ultimately allow for development of a multi-family residential establishment at a density of 59 dwelling units per acre.

Location: The property is located on the northwest corner of NW 11th Street and NW 57th Avenue.

Size: The subject property is approximately 1.37 acres in size.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The DSWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 21, 2016, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Should the proposed Zoning District Boundary Change and Special Exception be approved and a multistory residential complex subsequently constructed on the property, it would meet the Miami-Dade County Code definition of a multi-family residential establishment. Pursuant to Chapter 15 of the Code, multi-family residential establishments must meet the following requirements:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Because the DSWM does not generally service multifamily establishments located in the waste collection service area. The landlord or property owner will be required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

Section 15-2.2a of the Code requires that "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents to store and set out their recycling carts or bins or, in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at <http://www.miamidade.gov/solidwaste/multifamily-recycling.asp>.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.



Miami-Dade County Public Schools

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Superintendent of Schools
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Susie V. Castillo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Lobby Navarro
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2015

UPLOADED TO PRE-APPLICATION SYSTEM

Ms. Amina N. Newsome, Special Projects Administrator II
Development Services Division - Department of Regulatory & Economic Resources
111 NW 1 Street, 11th Floor
Miami, Florida 33128-1972

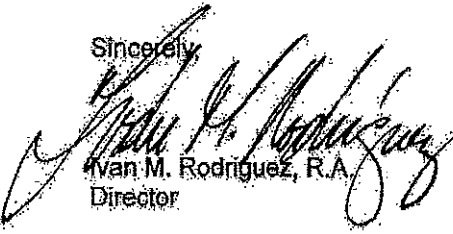
**RE: PRE-APPLICATION MEETING REQUEST FOR DRI MODIFICATION/ZONING REQUEST
WATERFORD AT BLUE LAGOON DRI
LOCATED AT NW 7 STREET AND NW 57 AVENUE AVENUE**

Dear Ms. Newsome:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application needs to be reviewed for compliance with Public School Concurrence. Accordingly, the School District's Preliminary Concurrence Analysis (Schools Planning Level Review) must assess the impact of the proposed development on the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) for all public schools serving the area at the elementary, middle and high school levels.

The development proposes 1,400 hotel units (if these units contain kitchenettes, they may be considered long-stay hotel units and must be tested for school concurrency), and 800 residential units. Therefore, at the appropriate time, please request that Miami-Dade County electronically submit the project to the School District for review at the several levels of approval. Public School Concurrence Determination must be obtained prior to Miami-Dade County issuing any Development Order (D.O.)

Sincerely,


Ivan M. Rodriguez, R.A.
Director

IMR:lr
L-177

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrence Master File

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

RESOLUTION NO. CZAB8-16-17

WHEREAS, WRC Properties, LLC ET AL applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

- (2) DELETION of 10± acres of the DRI ("Sofitel Parcel") legally described as follows:

"LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,"

and acceptance of the amended legal description for the DRI.

- (3) MODIFICATION of Condition #29 of Resolution Z-32-90, last modified by Resolution Z-24-98, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "29. Limit the development of those land uses authorized by Miami-Dade County for the 388.54 acres of IU-2 land, which includes approximately 221± acres of lakes and 2.43 acres of preservation area. This mixed-use development consists of 4.43 million square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft. and five hotels with a combined total of 1,400 rooms. Any subsequent site plan approval will require parking with applicable open space, and floor area ratio, all in accordance with applicable Miami-Dade County Ordinances as may be amended at the public hearing.

TO: "29. Limit the development of those land uses authorized by Miami-Dade County for the 378± acres of IU-2 land, which includes approximately 221± acres of lakes and 2.43 acres of preservation area. This mixed-use development consists of 4,317,500 square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft., a combined total of 1,119 hotel rooms, and 800 residential dwelling units, or equivalent combination of said uses as set forth in the equivalency matrix attached as Exhibit 2, on 378± acres of land. Any subsequent site plan approval will require parking with applicable open space, and floor area ratio, all in accordance with applicable Miami-Dade County Ordinances as may be amended at the public hearing.

The uses shall be located on the parcels as shown on the DRI Master Development Plan, "Map H," dated July 26, 2016.

- (4) MODIFICATION of Condition #47 of Resolution Z-32-90, as last modified by Resolution Z-7-12, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "47. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the build out period (November 2, 2021) sufficient infrastructure capacities will be available to service this Project. All subsequent development orders or permits pursuant to this Amended Development Order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Resolution No. 861-89 and A.O. 4-85 (concurrency regulation) and to be consistent with local development regulation so long as the Applicant is developing in compliance with the terms and conditions of this Amended Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in 33G-32 (2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable on the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County pursuant to said concurrency regulations. Any modification or changes to this Amended Development Order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time each modification or change occurs."

TO: "47. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the build out period (February 29, 2028) sufficient infrastructure capacities will be available to service this Project. All subsequent development orders or permits pursuant to this Amended Development Order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan

Ordinance No. 89-66 and Resolution No. 861-89 and A.O. 4-85 (concurrency regulation) and to be consistent with local development regulation so long as the Applicant is developing in compliance with the terms and conditions of this Amended Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in 33G-32 (2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable on the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County pursuant to said concurrency regulations. Any modification or changes to this Amended Development Order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time each modification or change occurs."

The purpose of the requests #2 through #4 is to allow the applicant to modify the previously approved conditions of the development order for the Development of Regional Impact (DRI) on the property to reduce the acreage by 10 acres, and simultaneously to allow for a simultaneous decrease and addition of new uses for the DRI development program, and to extend the build-out date of the project.

REQUEST FOR PARCEL 1 ONLY

(5) DISTRICT BOUNDARY CHANGE from IU-2 to BU-2.

OVERALL SUBJECT PROPERTY: Lots 1A, 7 & 8, Block 1, Lots 1-3, Lot 5 and Lots 7-9, Block 2, BLUE LAGOON WEST SECTION TWO, Plat book 122, page 74, and Lot 9, Block 1 and Lot 10, Block 2, BLUE LAGOON WEST SECTION THREE, Plat book 129, Page 73; and Lot 4-A and Lot 6-A, Block 2, BLUE LAGOON WEST SECTION FOUR, Plat book 132, page 24; and Lots 2-5, Block 1, BLUE LAGOON WEST SECTION ONE, Plat book 118, Page 76; and Lots 1-6, Block 2 of BLUE LAGOON EAST, Plat book 120, Page 63; and Lot 2, Block 1, FIRST ADDITION TO BLUE LAGOON EAST, Plat book 133, Page 100 and begin at the Northwest corner of Lot 9, Block 1, BLUE LAGOON WEST SECTION THREE, Plat book 129, Page 73; said point also being on the S/ly right-of-way line of State Road No. 836; thence S0°14'45"E along the west line of said Lot 9 for 355.25' to the Southwest corner of

said Lot 9; thence S89°45'15"W along the north right-of-way line of Blue Lagoon Drive for 103.19'; thence S0°14'45"E for 80' to the point on a circular curve concave to the Southwest; thence run SE/ly and S/ly along said circular curve concave to the Southwest, having a radius of 25' through a central angle of 99°1'41" for an arc distance of 43.21' to the Point of compound curvature with a circular curve concave to the west; thence run S/ly, along said circular curve concave to the west, having a radius 1,000' through a central angle of 1°59'56" for an arc distance of 34.89'; thence run S10°46'52"W for a distance of 199.99' to the Point of curvature with a circular curve concave to the east; thence run S/ly, along said circular curve concave to the east, having a radius of 1,070' through a central angle of 12°52'30" for an arc distance of 240.44'; thence run S2°5'38"E for a distance of 169.94'; thence run S87°39'38"W for a distance of 594.79'; thence run N2°20'22"W for a distance of 1,085.56' to the S/ly right-of-way line of State Road No. 836; thence run N85°56'14"E along the S/ly right-of-way line of State Road No. 836 for a distance of 345.09'; thence continue along the S/ly right-of-way line of State Road No. 836 N87°22'10"E for a distance of 478.44' to the Point of beginning and Lots 1-7, Block 1, Lots 1-8, Block 2, Lots 1-6, Block 3, Lots 1 & 2, Block 4 of WATERFORD SECTION ONE, Plat book 140, Page 30.

PARCEL 1:

Parcel Id No. 35:

Lot 4, Block 3, Less The East 6.00 Feet Thereof, "Waterford Section 1", According To The Plat Thereof, As Recorded In Plat Book 140, At Page 30,

Parcel Id No. 36:

Lot 5, Block 3, "Waterford Section 1", According to the Plat Thereof, As Recorded In Plat Book 140, At Page 30,

Parcel Id No. 37

Lot 6, Block 3, "Waterford Section 1", According To The Plat Thereof, As Recorded In Plat Book 140, At Page 30,

All As Recorded In the Public Records of Miami-Dade County, Florida

LOCATION: Lying south of Miami International Airport and SR 836, on both sides of NW 57 Avenue and north of NW 7 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. Uses. Notwithstanding the BU-2 (Special Business District) zoning on the Property, the uses permitted on the Property shall be permitted in accordance with the Waterford at Blue Lagoon Development of Regional Impact development program, as may be amended from time to time, provided that retail or other non-office/business uses shall not exceed 15% of the total floor area unless a greater amount is permitted by the Miami-Dade County Comprehensive Master Plan Land Use Plan Map "Office Residential" designation applicable to the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements; and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the amendment to the Development Order of the existing Development of Regional Impact (Resolution Z-32-90, last modified by Resolution Z-7-12) does not, when considered individually, or in any combination or cumulatively, pursuant to Section 380.06(19), Florida Statutes, constitute a substantial deviation requiring further development of regional impact review (Request #1), and

WHEREAS, the requested DELETION of 10± acres of the DRI ("Sofitel Parcel"), as legally described in Exhibit "A" attached hereto, and acceptance of the amended legal description for the DRI (Request #2), the MODIFICATION of Condition #29 of Resolution Z-32-90, last modified by Resolution Z-24-98, passed and adopted by the Board of County Commissioners (Request #3), and the MODIFICATION of Condition #47 of Resolution Z-32-90, as last modified by Resolution Z-7-12, both passed and adopted by the Board of County Commissioners (Request #4) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, the DISTRICT BOUNDARY CHANGE for Parcel 1 only to BU-2 (Zoning Request #5) would be consistent with the COMPREHENSIVE DEVELOPMENT MASTER PLAN and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade

County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to recommend to the Board of County Commissioners approval of a finding of no substantial deviation (Request #1), approval of Requests #2, through #4, and approval of Request #5 subject to the acceptance of the proffered declaration of restrictions, was offered by Richard C. Brown, seconded by Fredericke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Fredericke Alan Morley	aye
Keon Antonio Grayson	absent	Voncarol Yvette Kinchens	aye
Arthemon Johnson	absent		

Dr. Joy J. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, a recommendation to the Board of County Commissioners to find that the amendment to the Development Order of the existing Development of Regional Impact (Resolution Z-32-90, last modified by Resolution Z-7-12) does not, when considered individually, or in any combination or cumulatively, pursuant to Section 380.06(19), Florida Statutes, constitute a substantial deviation requiring further development of regional impact review (Request #1).

BE IT FURTHER RESOLVED that the requested DISTRICT BOUNDARY CHANGE for Parcel 1 to BU-2 (Request #5) and be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the requested requested DELETION of 10± acres of the DRI ("Sofitel Parcel"), legally described in Exhibit "B" attached hereto, and acceptance of the amended legal description for the DRI (Request #2), the MODIFICATION of Condition #29 of Resolution Z-32-90, last modified by Resolution Z-24-98, passed and

adopted by the Board of County Commissioners (Request #3), and the MODIFICATION of Condition #47 of Resolution Z-32-90, as last modified by Resolution Z-7-12, both passed and adopted by the Board of County Commissioners (Request #4) be and the same are hereby approved, subject to the following conditions for Requests #2 through #4:

1. That all other conditions of Resolutions Number, Z-32-90, Z-24-98, and Z-7-12, remain in full force and effect, except as herein modified.
2. That the uses shall be located on the parcels as shown on the DRI Master Development Plan, "Map H," dated July 26, 2016, incorporated herein by reference.
3. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated January 12, 2017.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED that the requested MODIFICATION of Condition #29 of Resolution Z-32-90, last modified by Resolution Z-24-98, passed and adopted by the Board of County Commissioners (Request #3), shall read as follows:

- "29. Limit the development of those land uses authorized by Miami-Dade County for the 378± acres of IU-2 land, which includes approximately 221± acres of lakes and 2.43 acres of preservation area. This mixed-use development consists of 4,317,500 square feet of offices, 30,000 sq. ft. of support retail uses, restaurants with a combined total of 500 seats, a health club consisting of 10,000 sq. ft., a combined total of 1,119 hotel rooms, and 800 residential dwelling units, or equivalent combination of said uses as set forth in the equivalency matrix attached as Exhibit 2, on 378± acres of land. Any subsequent site plan approval will require parking with applicable open space, and floor area ratio, all in accordance with applicable Miami-Dade County Ordinances as may be amended at the public hearing.

The uses shall be located on the parcels as shown on the DRI Master Development Plan, "Map H," dated July 26, 2016." (Attached hereto as Exhibit B)

BE IT FURTHER RESOLVED that the requested MODIFICATION of Condition #47 of Resolution Z-32-90, as last modified by Resolution Z-7-12, both passed and adopted by the Board of County Commissioners (Request #4), shall read as follows:

- "47. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the build out period (February 29, 2028) sufficient infrastructure capacities will be available to service this Project. All subsequent development orders or permits pursuant to this Amended Development Order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Resolution No. 861-89 and A.O. 4-85 (concurrency regulation) and to be consistent with local development regulation so long as the Applicant is developing in compliance with the terms and conditions of this Amended Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in 33G-32 (2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable on the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County pursuant to said concurrency regulations. Any modification or changes to this Amended Development Order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time each modification or change occurs."

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of October, 2017.

rd

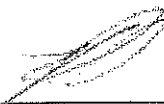
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 18th DAY OF DECEMBER, 2017.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

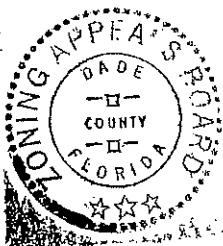
I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-16-17 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of November, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of December, 2017.



Rosa Davis, Deputy Clerk (218345)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL



Memorandum



Date: December 28, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z20160000197

The Miami-Dade Fire Rescue Department has **no objection** to the request for modification described in the letter of intent uploaded in "Energov" on 01/14/21. Any future site plan will be subject to separate approval.

For additional information, please contact Alejandro Cuello at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

WRC Properties, LLC, Et Al.

Northeast corner of NW 11 St & NW 57 Ave
1000 NW 57 CT
1004 NW 65 AVE
5101 BLUE LAGOON DR
5200 BLUE LAGOON DR
5201 BLUE LAGOON DR
5301 BLUE LAGOON DR
5505 BLUE LAGOON DR
5710 BLUE LAGOON DR
5757 BLUE LAGOON DR
5800 BLUE LAGOON DR
5805 BLUE LAGOON DR
5820 BLUE LAGOON DR
5959 BLUE LAGOON DR
6100 BLUE LAGOON DR
6101 BLUE LAGOON DR
6161 BLUE LAGOON DR
6190 NW 7 ST
6200 NW 7 ST
6205 BLUE LAGOON DR
6303 BLUE LAGOON DR
6505 BLUE LAGOON DR
701 NW 62 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2016000197

DATE

HEARING NUMBER

FOLIO Numbers:

3030510510010
3030510930090
3030510930120
3030510930180
3030510510080
3031310250020
3030510930100
3030510930160
3030510510030
3030510930110
3030510930190
3030510930010
3030360040010
3030510930130
3031310280010
3031310250050
3030510830010
3030510510020
3030510930210
3030510930170
3030510930050
3030510930200
3030360030020
3030510930080
3030510930140
3030510830020
3030510930230
3031310250030
3031310250060
3030360030050
3030360040020
3030510930040
3030360050010
3030360030030
3030510510100

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 23, 2022

NEIGHBORHOOD REGULATIONS OPEN:

There are no current open cases

NEIGHBORHOOD REGULATIONS CLOSED:

FOLIO: 30-3036-004-0010

Case #202106006015, was opened on November 19, 2021, for failure to obtain a Certificate of Use for process #U2021010678. The certificate of use was obtained. The case is closed.

FOLIO: 30-3131-025-0030

Case #202106001410, was opened on April 5, 2021, for failure to obtain a Certificate of Use for process #U2021002283. The certificate of use was obtained. The case is closed.

BUILDING SUPPORT REGULATIONS OPEN:

Folio: 3030510930090

Building Support Case 20210210729X, was opened on July 20, 2021, for Expired permit 2018043308. A Notice of Violation issued on July 20, 2021. There are no outstanding fees. The case remains open.

Building Support Case 20210210730X, was opened on July 20, 2021, for Expired permit 2018043318. A Notice of Violation issued on July 20, 2021. There are no outstanding fees. The case remains open.

Folio: 3030510510080

Building Support Case 20210210799U, was opened on July 22, 2021, for struc-a is a 230,420-sf, 15-story commercial building (hotel) with damage to the roof, which includes ponding and drainage issues...room #1519 is affected by roof damage causing damage to the drywall to the ceiling and walls due to water intrusion...engineer report verifying the extent of the damage is required...case was referred from case #20210210669b... Struc-b is a 2800-sf swimming pool...to be demolished if struc-a is demolished...otherwise, no action required... A Notice of Violation recorded on August 17, 2021, under Book 32684, Pages 859-864. There is a pending "As of Today's Cost" in the current amount of \$866.18. No payment is required until the closure of the case. The case remains open.

Folio 3031310250050

BSS (Open)

Building Support Case # 20220214051R, opened on February 8, 2022, for Boiler Number: '28081' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # 20220214502R, opened on February 8, 2022, for Boiler Number: '1597551' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # 20220214053R, opened on February 8, 2022, for Boiler Number: '54958' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # 20220214054R, opened on February 8, 2022, for Boiler Number: '368567' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # 20220214055R, opened on February 8, 2022, for Boiler Number: '230202' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # 20220214056R, opened on February 8, 2022, for Boiler Number: 'BD282441' has a rejected inspection disposition. Notice of Violation has not been issued. There are no outstanding fees. The case remains open.

Building Support Case # A2021000493X, opened on December 11, 2020, Expired Permit 2019007142. Notice of Violation issued on December 11, 2020. There are no outstanding fees. The case remains open.

Folio 3030510510020

Building Support Case # A2021003838X, opened on July 11, 2021, Expired Permit 2019010419. Notice of Violation issued on July 11, 2021, and Civil Violation Notice Number P037528 issued on October 20, 2021. Fees paid, pending compliance. There are no outstanding fees. The case remains open

Folio 3030510830020

Building Support Case # A2021001212X, opened on December 11, 2020, Expired Permit 2020004281. Notice of Violation issued on December 11, 2020, and Civil Violation Notice Number P036778 issued on June 25, 2021, due to non-compliance. Final Notice of Intent to Lien issued on February 10, 2022. There are outstanding fees. The case remains open

Folio 3030510510100

Building Support Case 20210210025B, opened on June 9, 2021, for Failure to obtain required building permit(s) prior to commencing work on reroofing. Notice of Violation issued on June 9, 2021. There are no outstanding fees. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

Folio: 3030510930090

Building Support Case A2021003697X, opened on July 11, 2021, for Expired permit 2018043308. Notice of Violation issued on July 11, 2021. Case closed and referred to Case Number 20210210729X, due to a change of ownership. There are no outstanding fees. The case is closed.

Building Support Case A2021003740X, opened on July 11, 2021, for Expired permit 2018043318. Notice of Violation issued on July 11, 2021. Case closed and referred to Case Number 20210210730X, due to a change of ownership. There are no outstanding fees. The case is closed.

Folio: 3030510510080

Building Support Case # 20190199001R, opened on June 13, 2019, for Boiler Number: '143320' has a rejected inspection disposition. Notice of Violation has not been issued. Compliance met. There are no outstanding fees. The case is closed.

Building Support Case # 20190199002R, opened on June 13, 2019, for Boiler Number: '18981' has a rejected inspection disposition. Notice of Violation has not been issued. Compliance met. There are no outstanding fees. The case is closed.

Building Support Case # 20190199003R, opened on June 13, 2019, for Boiler Number: '20367' has a rejected inspection disposition. Notice of Violation has not been issued. Compliance met. There are no outstanding fees. The case is closed.

Building Support Case # 20190199004R, opened on June 13, 2019, for Boiler Number: '310018' has a rejected inspection disposition. Notice of Violation has not been issued. Compliance met. There are no outstanding fees. The case is closed.

Folio 3031310280010

Building Support Case A2021001047X, opened on December 11, 2020, for Expired Permit 2020013503. Notice of Violation issued on December 11, 2020, and Civil Violation Notice Number P035480 issued on March 27, 2021, due to non-compliance. Compliance met and fees paid. There are no outstanding fees. The case is closed.

Folio 3030510510020

Building Support Case A2021000083X, opened on December 11, 2020, for Expired Permit 2019041951. Notice of Violation issued on December 11, 2020, and Civil Violation Notice Number P035538 issued on April 1, 2021, due to non-compliance. Compliance met and fees paid. There are no outstanding fees. The case is closed.

Folio 3030510930230

Building Support Case A2021001312X, opened December 11, 2020, Expired Permit 2019081461, Notice of Violation issued on December 11, 2020, and Civil Violation Notice Number P036142 issued on April 29, 2021, due to non-compliance. Compliance met and citation voided. There are no outstanding fees. The case is closed.

Building Support Case R2020043597R, opened on December 1, 2020, for Boiler Number '26055L' is not in compliance for non-payment of Invoice R2020043597. Notice of Violation issued on October 2, 2020. Compliance met. There are no outstanding fees. The case is closed.

Folio 3030360030050

Building Support Case A2020003121X, opened August 11, 2020, Expired Permit 2017054655, Notice of Violation issued on August 11, 2020, and Civil Violation Notice Number P033297 issued on December 3, 2020, due to non-compliance. Final Notice of Intent to Lien issue on March 16, 2021. Compliance met and fees paid. There are no outstanding fees. The case is closed.

VIOLATOR:

WRC Properties, LLC, Et Al.

OUTSTANDING LIENS AND FINES:

There are outstanding Liens, fines, and fees

Building Support Case 20210210799U

"As of Todays Cost" fees in the current amount of \$866.18, are not due until the closure of the case

Building Support Case # A2021001212X [Outstanding Lien]

***Note:** The applicant can settle the outstanding Lien fees by contacting the Lien Collections Department @ 786 315-2777.

Memorandum



Date: December 30, 2016

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Juan J. Perez, Director
Miami-Dade Police Department *JJP*

Subject: Review - Zoning Application - Case: No. Z2016000197
WRC Properties, LLC

APPLICATION

The applicant, WRC Properties, LLC, is requesting a public hearing seeking changes to the Waterford at Blue Lagoon [DRI] Development of Regional Impact development program. The changes being sought include but are not limited to, decreasing the property by 10 acres, decreasing office use by 112,500 square feet, adding 800 multifamily dwellings, and extending the buildout date to February 29, 2028. The 388.54 acre property is located south of Miami International Airport and State Road 836, north of NW 7 Street along NW 57 Avenue, in Miami-Dade County, Florida.

CURRENT POLICE SERVICES

The development would be located in unincorporated Miami-Dade County and serviced by our Midwest District, located at 9101 NW 25 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's resources, and the impact that the location could have on the proposed zoning modification changes.

Current data of police staffing, population, and crimes/calls-for-service was examined to project any increase in calls-for-service. Current staffing should accommodate any slight increase in the volume of calls-for-service. Should demand for police services significantly increase beyond current levels, additional sworn personnel, support staff, and equipment will be required. Additionally, it is recommended that WRC Properties, LLC, work closely with Midwest District Command Staff in considering security options for the site.

The Miami-Dade Police Department does not object to any proposed zoning modifications to complete this project at this time.

The applicants are encouraged to work with police during any future pre and post application changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of our Strategic Planning and Development Section, may be contacted at 305-471-1990.

JJP/kh
Attachment

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center; font-size: 1.2em;">26-197</p> <p style="text-align: center; font-size: 1.2em;">DEC 02 2016</p> <p style="text-align: center; font-size: 0.8em;">MIAMI-DADE COUNTY DEPARTMENT OF REGULATION AND ECONOMIC RESOURCES DEVELOPMENT SERVICES</p> </div>
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Westland at Waterford Operating, L.P.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
See attached.	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	RECEIVED 2-16-197 DEC 07 2016 MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES	_____
_____		_____
_____		_____
_____		_____
_____		_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature [Signature] Brad Simpson
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2016. Affiant is personally know to me, or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: October 12, 2019

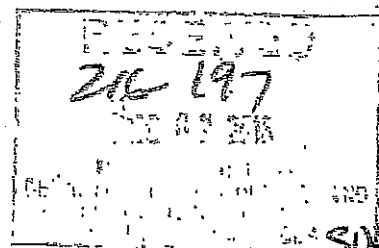
Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST

Westland at Waterford Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:
 - 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
 - 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.



DISCLOSURE OF INTEREST*

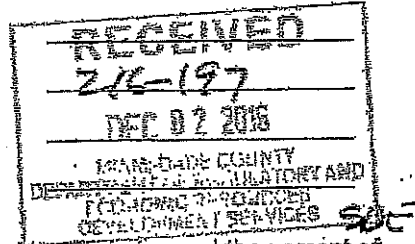
If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MCP WATERFORD ATRIUM, LLC, a Delaware LLC

NAME AND ADDRESS

MCP Waterford Atrium, LLC, a Delaware limited liability company,
and a special purpose entity that owns interest in the subject property,
This entity is ultimately controlled by MetLife, Inc., a publicly traded
company (NYSE: MET):

Percentage of Stock



If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

RECEIVED

2/6/17

DEC 02 2016

SPANGLER COUNTY
DEPARTMENT OF REGULATORY AND
FINANCIAL SERVICES

Date of contract:

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Witnesses:

Signature


Andrew Kennedy

Print Name


Signature

Print Name

Ana C. Regateiro


MCP WATERFORD ATRIUM, LLC,
a Delaware limited liability company,
on behalf of itself and MetLife CB W/A, LLC

By: METLIFE CORE PROPERTY HOLDINGS, LLC,
a Delaware limited liability company, its sole member

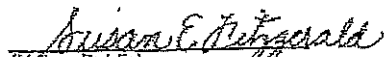
By: METLIFE CORE PROPERTY REIT, LLC,
a Delaware limited liability company, its sole member

By: METLIFE CORE PROPERTY FUND, LP,
a Delaware limited partnership, its managing member

By: METLIFE CORE PROPERTY FUND GP, LLC,
a Delaware limited liability company, its general partner

By: 
Name: Charles C. Davis, Jr.
Title: Director

Sworn to and subscribed before me this 2nd day of November 20 16. Affiant is personally known to me or has produced _____ as identification


(Notary Public)

My commission expires: January 2, 2017

SUSAN E FITZGERALD

NOTARY PUBLIC

Fulton County

State of Georgia

My Comm. Expires Jan. 2, 2017

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 1000 Waterford Operating L.P.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>See attached.</u>	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries of partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

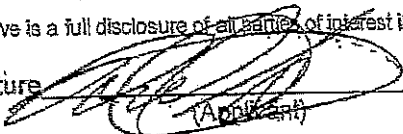
Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature

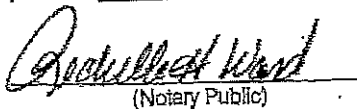


(Applicant)

David Simplicio

(Print Applicant name)

Sworn to and subscribed before me this 11th day of July, 2014. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

RECHELLE H WAHL
NOTARY PUBLIC
Fredall County
North Carolina

My Commission Expires October 12, 2018

My commission expires: October 12, 2019

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST

1000 Waterford Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

* Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:

- o 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- o 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- o 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- o 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- o 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
- o 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 5201-5301 Waterford Operating L.P.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
See attached.	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature

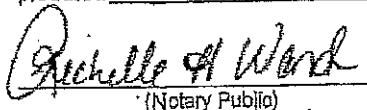


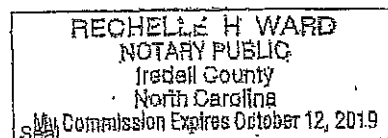
Brad Simpson

(Applicant)

(Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2014. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



My commission expires: October 12, 2019

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 5200 Waterford Operating L.P.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
See attached.	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

DISCLOSURE OF INTEREST

5201-5301 Waterford Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:
 - 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
 - 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

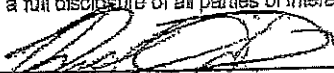
Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature


(Applicant)

Brida Simpkins
(Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2016. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

My commission expires: 9/4/2017

TONYA L. PATEL
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Sept. 4, 2017

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST

5200 Waterford Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:

- 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifree, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
- 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Waterford Core Operating, L.P.

NAME AND ADDRESS

Percentage of Ownership

See attached.

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

DISCLOSURE OF INTEREST

Waterford Core Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:
 - 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
 - 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: WRC Properties, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See attached.	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest


Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

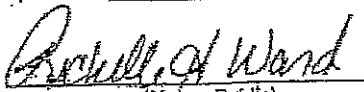
Signature


(Applicant)

Brad Simpkins

(Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2016. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

My commission expires: Oct 9, 2019

RECHELLE H WARD
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires October 12, 2019

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST

WRC Properties, LLC is a Delaware limited liability company and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:

- 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
- 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
- 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

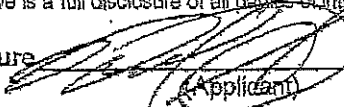
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.


Signature



Brad Simpson

(Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2016. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

RECHELLE H WARD
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires October 12, 2019

My commission expires: October 12, 2019

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 701-703 Waterford Operating, L.P.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
See attached.	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____

(Applicant)

Brad Simpson

(Print Applicant name)

Sworn to and subscribed before me this 19 day of July, 2016. Affiant is personally known to me or has produced _____ as identification.

Rechele H Ward
(Notary Public)

My commission expires: October 12, 2019

Seal

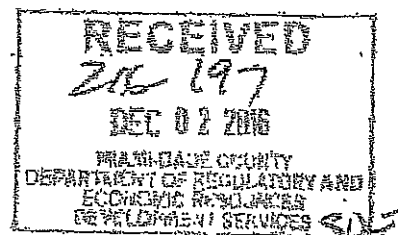
RECHELE H WARD
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires October 12, 2019

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

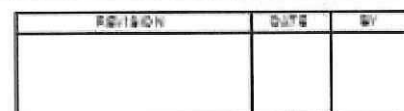
DISCLOSURE OF INTEREST

Westland at Waterford Operating, LP, is a Delaware limited partnership and is ultimately 100% owned by Waterford Blue Lagoon, LP, a Delaware limited partnership.

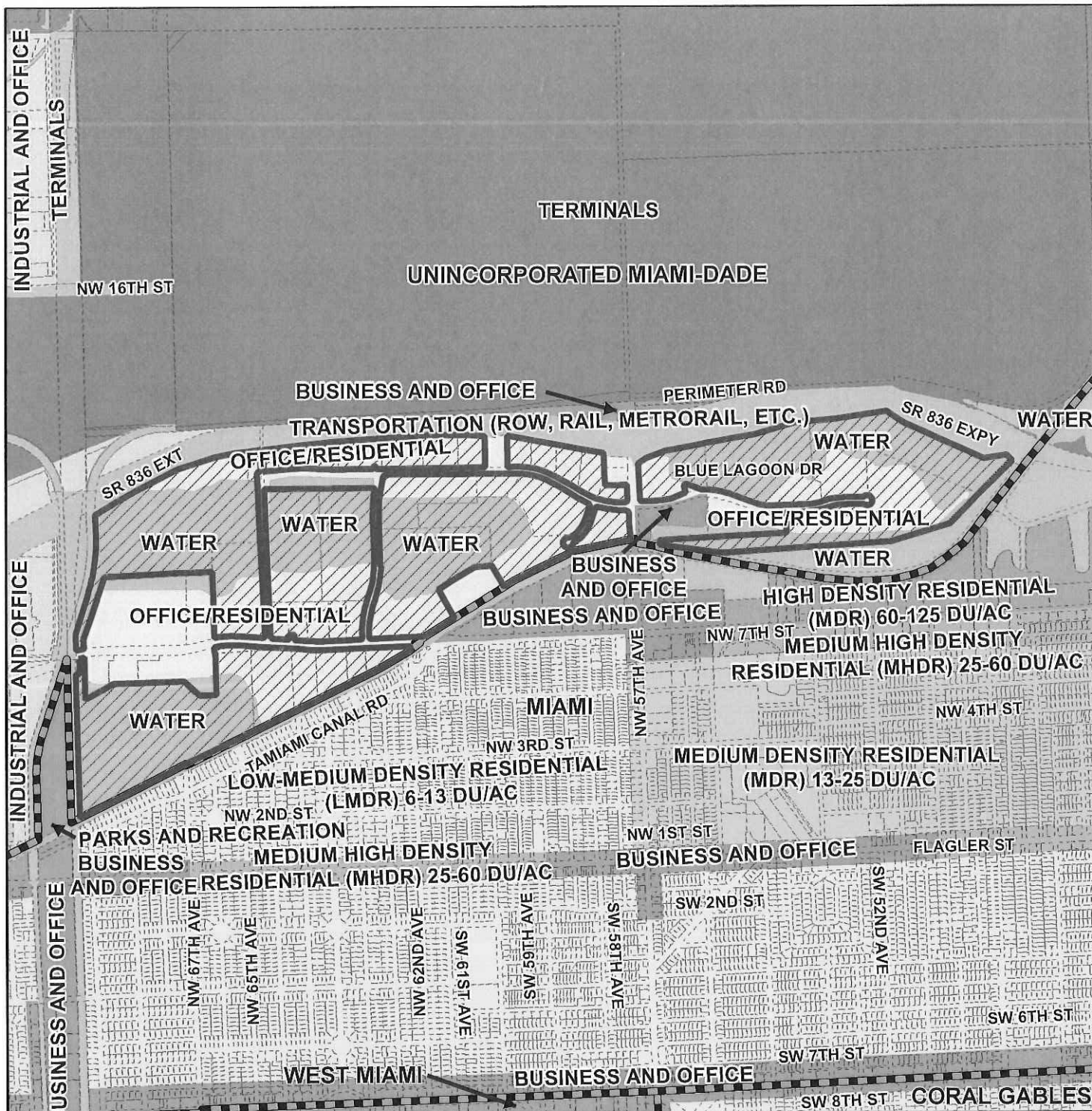
- Waterford Blue Lagoon, LP, is a Delaware limited partnership with the following ownership interests:
 - 29.89% owned by Allianz US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 4.41% owned by APKV US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 2.94% owned by AZ Vers US Private REIT, LP, a Delaware limited partnership, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 11.76% owned by SAS Allianz Logistique, a Societe par actions simplifiee, which is a subsidiary of and ultimately controlled by Allianz SE, a publicly traded company on the Euro Stoxx 50 stock market index (FWB: ALV and OTCQX: AZSEY).
 - 1% T-C Waterford Blue Lagoon General Partner LLC, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.
 - 50% T-C Waterford Blue Lagoon, a Delaware limited liability company, which is 100% owned by Teachers Insurance and Annuity Association of America, a pension trust comprised of five thousand (5,000) separate interests held by various investors, none of which have holdings exceeding five (5%) percent of the ownership interest.



REVISION	DATE	BY



REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 35/36/52/51 Township: 53 Range: 40

Section: 02/01 Township: 54 Range: 40

Section: 31 Township: 53 Range: 41

Applicant: WRC Properties, LLC Et Al.

Zoning Board: Board of County Commissioners

Commission District: 6

Drafter ID: E.Cespedes

Scale: NTS

Process Number

Z2016000197

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, December 28, 2016

REVISION	DATE	BY

This instrument was prepared by:
Joseph G. Goldstein, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Teachers Insurance and Annuity Association of America, a New York corporation (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. 2016000197 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) **Uses.** Notwithstanding the BU-2 (Special Business District) zoning on the Property, the uses permitted on the Property shall be permitted in accordance with the Waterford at Blue Lagoon Development of Regional Impact development program, as may be amended from time to time, provided that retail or other non-office/business uses shall not exceed 15% of the total floor area unless a greater amount is permitted by the Miami-Dade County Comprehensive Development Master Plan Land Use Plan Map "Office/Residential" designation applicable to the Property.
- (2) **Miscellaneous.**
 - (a) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
 - (b) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at

(Public Hearing)

Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

- (c) **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- (d) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.
- (e) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (f) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

- (g) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- (h) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (i) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- (j) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- (k) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (l) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Declaration of Restrictions

Page 4

Signed, sealed and acknowledged on this ____ day of _____, 2022.

WITNESSES:

**Teachers Insurance and Annuity Association of
America, a New York corporation**

Sign _____

By: _____

Print _____

Print Name: Charles Russo

Sign _____

Title: Director

Print _____

Address: _____

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by Charles Russo as a Director of Teachers Insurance and Annuity Association of America, a New York corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

[NOTARY SEAL]

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

(Public Hearing)

Exhibit A

Legal description of subject property:

LOT 4, BLOCK 3, LESS THE EAST 6.00 FEET THEREOF, "WATERFORD SECTION 1",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, AT PAGE
30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

AND

LOT 5, BLOCK 3, "WATERFORD SECTION 1", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 140, AT PAGE 30 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA;

AND

LOT 6, BLOCK 3, "WATERFORD SECTION 1", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 140, AT PAGE 30 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.